

SAFARI DRIVE PHASE 2

February 16, 2005

Reference Project 45-DR-2005 for Phase 1

Project Description

Safari Drive as will consist of 205 residential units and amenities totaling 325,866 gross square feet of building area, and 314 parking spaces in a below-grade structure, built in two phases. Other improvements will include several amenity structures including three swimming pools and various opportunities for retail. Abundant landscaping will be provided throughout the development, including many large trees and other significant planting areas made possible by blockouts in the parking garage below.

The overall program intent is to create a new vibrant live/work neighborhood in downtown Scottsdale. By designing highly flexible ground floor units, it is hoped that there will be a mix of small retail/commercial space among the residential units.

Phase 2 Description

Phase 1 has been approved by the Development Review Board as Project Number 45-DR-2005. The design of Phase 1 set the tone for Phase 2 with high-quality design. Phase 2 will consist of 108 residential units, ranging from 800sf to 2600sf, each with ample outdoor living space, and 1 retail space. The units are divided up among two primary buildings, each either four or five stories in height. All vehicular circulation is concentrated along Safari Drive and 72nd Way, a two-way access drive with main street-type parallel parking on each side entered from the north and culminating at the heart of the site in a circular court shared by automobiles and pedestrians and exiting at the west edge. A two-way ramp at the southwest of the site will provide access to the Phase 1 underground parking garage. Two residential swimming pools, associated gardens and a natural evaporative cool tower are included in Phase 2.

Trash chutes have been provided on each floor of each vertical circulation core to convey residents' trash to the parking garage level where mechanically ventilated trash rooms are located. Trash will be lifted via a hydraulic lift to a mechanically conditioned enclosure at Plaza level on scheduled trash pickup days for access by city trash trucks. Recycling bins have been located in each trash chute room to be collected by maintenance and moved to large recycling tubs at the garage level.

Design Intent

The utmost responsibility of the design team has been to respond to the desert climate with appropriate form, details and orientation. We have also strived to provide outdoor living opportunities for each and every homeowner as well as for the development as a whole. The design concept includes "passive" solar strategies, including the use of thermal mass and deep overhangs. "Active" strategies including the use of evaporative cool towers that capitalize on the natural cooling effect of evaporating water with warm desert winds to provide cool air to outdoor gathering spaces.

The design takes a large program and breaks it into manageable, human-scaled pieces, providing the feeling of an urban neighborhood, with a great deal of variety of scale and details. Throughout the development abundant landscaping and water features are provided. The parking garage lid has been designed to provide for deep planting beds, allowing for substantial planting at plaza level. The intent is to completely hide the fact that there is a below-grade parking structure throughout.

Finally, the overall architectural expression is derived from a response to the desert climate. Covered recesses at the building envelope are designed to protect glazing and retractable walls from direct sun, affording each resident the indoor/outdoor lifestyle that defines Scottsdale. Materials have been selected that provide built-in protection against the elements, reducing maintenance costs while giving the project a rustic feel that is in-line with the desert context. Weathered steel guardrails, trellises and siding and integral-colored stucco provide a warm fine-grain finish without the need for high-maintenance coatings.

Special Project Features

Phase 1 has been approved and exceeds the requirements for the City of Scottsdale Green Building Program Advanced Level. Phase 2 has been designed to meet and exceed the same level. Several "green building" strategies have been incorporated into the design to reduce the impact on the environment and reduce operating and maintenance costs of the buildings.

At two locations within the development towers provide several functions, including primary access from the garage to grade, vehicle emissions exhaust from the garage and as an evaporative cooling tower to provide cool air to primary exterior gathering spaces. The cooling tower technology is simple, based on towers throughout middle-eastern desert regions, and proven more recently in projects such as the Visitor Center at Zion National Park. The strategic placement will not only provide the multiple functions mentioned but will act as wayfinding features and a point of interest for the greater community.

Pedestrian walkways and passage courtyards link the entire project to the Arizona Canal walk improvements that are being submitted as part of the Phase 2 improvements.



BUILDING A SOUTH ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL
16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-165 "KENDALL CHAMCOAT"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-10 "WILLOW DRIVE"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- GLASS GLASS W/COLLAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
2/16/2006



BUILDING A EAST ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-165 "KINDALL CHARCOAL"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-10 "YELLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 3077-50 "HOT IRON"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS w/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
2/16/2006



BUILDING A WEST ELEVATION

0 4 8 12 16 20

SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

STUCCO TYPE 1	STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-456 "KENDALL CHARCOAL"	INTEGRAL COLOR: BENJAMIN MOORE HC-456 "KENDALL CHARCOAL"
STUCCO TYPE 2	STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-19 "WILLOW GREEN"	INTEGRAL COLOR: BENJAMIN MOORE 2150-19 "WILLOW GREEN"
STUCCO TYPE 3	STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"	INTEGRAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"
WEATHERED STEEL PANELS	WEATHERED STEEL PANELS
WEATHERED STEEL SCREEN/CLADDING	WEATHERED STEEL SCREEN/CLADDING
CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME	CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
2/16/2006



BUILDING A NORTH ELEVATION

0 4 8 12 16 20

SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR BENJAMIN MOORE HC-166 "MENDOTA CHARDON"
- STUCCO TYPE 2
INTEGRAL COLOR BENJAMIN MOORE 2152-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR BENJAMIN MOORE 2077-50 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/CLADDING
- CLEAR GLASS W/CLEAR ANODIZED ALUMINUM FRAME

45-DR-2005#2

2/16/2006



STREET ELEVATION FROM 72ND PLACE LOOKING EAST

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-166 "KENDALL CHARCOAL"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 215C-13 "YELLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2077-10 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS W/CLAMP ANODIZED ALUMINUM FRAME

45-DR-2005#2
2/16/2006



BUILDING B NORTH ELEVATION

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL
16 FEBRUARY 2006

0 4 8 12 16 20
SCALE 1/16"=1'-0"

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-166 "EQUUS CHARDON"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-10 "WILLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2077-30 "HOT LIPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/GUARDRAIL
- CLEAR GLASS W/CLAR ANODIZED ALUMINUM FRAME

45-DR-2005#2
2/16/2006



BUILDING B SOUTH ELEVATION

0 4 8 12 16 20
SCALE 1/16"=1'-0"

SAFARI DRIVE - PHASE 2 - DRB SUBMITTAL

16 FEBRUARY 2006

- STUCCO TYPE 1
INTEGRAL COLOR: BENJAMIN MOORE HC-165 "KENDALL CHALKBOARD"
- STUCCO TYPE 2
INTEGRAL COLOR: BENJAMIN MOORE 2150-10 "YELLOW GREEN"
- STUCCO TYPE 3
INTEGRAL COLOR: BENJAMIN MOORE 2071-30 "RED UPPS"
- WEATHERED STEEL PANELS
- WEATHERED STEEL SCREEN/DIAPHRAGM
- GLASS CLASH W/CELLAR ANCHORED ALUMINUM FRAME

45-DR-2005#2
2/16/2006